

NOTICE OF MEETING
TOWN OF WARREN MASSACHUSETTS
Provisions Chapter 626 of the Acts of 1958

COPY

meeting of the
board or committee)

Planning Board

will be held
(location)

**Shepard Municipal Building
Selectmen's Meeting Room**

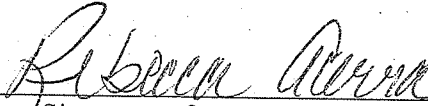
on **Thursday, the 27th day of October 2016**

(Day)

(Full Date)

Time of Mtg.
(note AM or PM)

6:00 PM

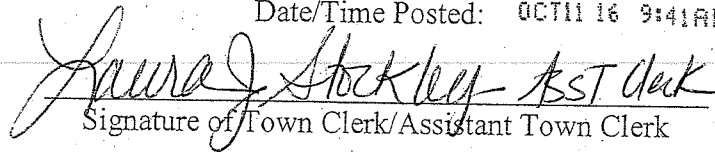


/Signature of Board, Committee, etc.

TOWN CLERK'S OFFICE USE ONLY

Date/Time Received: OCT11 16 9:41AM

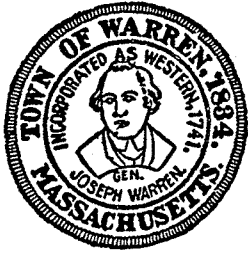
Date/Time Posted: OCT11 16 9:41AM


Signature of Town Clerk/Assistant Town Clerk

AGENDA

**6:00 PM – Public Hearing on
proposed zoning amendment to
reduce frontage in all districts for
Wireless Communications Facilities
only.**

See the attached narrative and chart.



TEL: (413) 436-9312 x260
FAX: (413) 436-9754

TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

Public Hearing Notice
Warren Planning Board
Zoning Bylaw Amendment

In accordance with the provisions of M.G.L. c. 40A, §5, the Warren Planning Board will hold a public hearing on Thursday, October 27, 2016 at 6:00 PM in the Selectmen's Meeting Room at the Shepard Municipal Building, 48 High Street, to consider adoption of a proposed Zoning Bylaw amendment. The amendment would modify the Schedule of Dimensional Requirements to specify the applicable requirements for Wireless Towers in each zoning district. Generally, as proposed Wireless Towers will require a minimum lot size of 45,000 sq. ft. in the Rural District, and 40,000 sq. ft. in the Residential, Village and Commercial districts, and a minimum frontage of 75 feet in all districts.

The proposed zoning amendments are available for review at the office of the Town Clerk in the Shepard Building, 48 High Street, Warren, Mass. Office hours are Monday, Tuesday, and Wednesday from 8:00 AM to 3:00 PM and Thursday 1:00 to 6:00 PM. The Board invites all interested parties to attend and offer comments on the proposed amendment.

William Ramsey, Chairman
October 13th & 20th, 2016

Rcvd

OCT11 16 9:43AM

Posted

OCT11 16 9:43AM

LJ Stockley

Modify the Dimensional Table Specifically for Cell Towers

To modify the Dimensional Table to specifically provide for a lesser frontage distance than is required for other uses in the District. In the example below, each district contains a new line (in red) to display dimensional requirements for cell towers. Each district shows a minimum frontage of 75', but the Board could chose a different requirement. For minimum lot sizes, 45,000 sq. ft. is retained in the Rural district for consistency with other uses in the district; for the Residential, Village, and Commercial districts where minimum lot sizes are smaller, the table shows a 40,000-square foot minimum given the Bylaw's large setback requirements from near-by land uses. Again, the Board could opt for a different requirement. A new footnote 2 references the requirements of Section 7 in the height and setback columns so there is no misunderstanding.

4.2 Schedule of Dimensional Requirements

District	Use	Min Lot Size (Sq. Ft.)	Min Lot Frontage (Ft.)	Max Height (Ft.)	Front Setback (Ft.)	Side & Rear Setback (Ft.)
Rural	Single Family Dwelling	45,0p00	150	35	30	15
	Wireless Towers	45,000	75	(2)	(2)	(2)
	All Other	45,000	150	35	NA	NA
Residential	Single Family Dwelling	30,000	100	35	30	15
	Two Family Dwelling	40,000	150	35	50	50
	Wireless Towers	40,000	75	(2)	(2)	(2)
	All Other	30,000	100	35	NA	NA
Village	Single Family Dwelling	10,000	75	40	20	15
	2-4 Family Dwelling	6,000 / unit	75	40	20	15
	Multi-Family Dwelling (5 or more units)	6,000 / unit	100	40	25	15
	Wireless Towers	40,000	75	(2)	(2)	(2)
	All Other	15,000	100	40	NA	NA
Commercial	Single Family Dwelling	30,000	100	40	30	15
	Commercial Uses in §3.23	20,000	80	40	20	10 (1)
	Wireless Towers	40,000	75	(2)	(2)	(2)
	All Other	40,000	150	40	20	20

Footnotes:

1. In the Commercial district, the setback shall be increased to fifty feet (50') when abutting a Residential or Rural district or existing dwelling.
2. Wireless communications towers shall comply with the requirements of Section 7, Siting of Wireless Communications Facilities.

R'cvd OCT11 16 9:43AM

OCT11 16 9:43AM
Posted
LJ Storkley